

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

FILING REQUIREMENTS FOR SUBMITTING APPLICATIONS

This checklist is provided as a guide for the preparation of a complete application packet to LAFCO. **You are required to consult with LAFCO staff prior to the submittal of the completed application.** If you have any questions regarding your proposal or your application packet, please contact LAFCO Staff at (209) 525-7660.

1. Application form completed with original signatures and required attachments.
2. Filing fee (deposit) payable to Stanislaus LAFCO. (See [Schedule of Fees and Deposits](#).)
3. Vicinity Map (8½"x11" paper)
4. Legal description and map prepared to formatting requirements. Provide an original copy, stamped by the engineer on 8½"x11" paper. (See [Legal Description and Map Requirements](#).) *A separate fee for the State Board of Equalization filing will be determined and collected at time of project approval.*
5. Evidence of approval. Please check the appropriate items:
 - A. If annexation is to a city, the resolution and map of rezoning is required. Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - B. If annexation is to a district, resolution or copy of development approval (e.g. tentative subdivision map, use permit, conditions of approval, etc). Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - C. If applicant is city or district, a Resolution of Application by the city council or district governing board.
 - D. If application is by petition of registered voters or landowners, a [Notice of Intent to Circulate Petition](#) has been provided and a completed petition is attached. (See [Petition for Proceedings](#) template.)
6. Plan for Services, prepared pursuant to Government Code Section 56653 demonstrating the agency's ability to provide services, a financing plan, and evidence of the timely availability of water supplies adequate for projected needs (Section 56668k).
7. Plan for Agricultural Preservation: For a sphere of influence expansion or annexation to a city or special district providing one or more urban services (i.e. potable water, sewer) that includes agricultural lands, a Plan for Agricultural Preservation must be provided, consistent with Commission Policy 22.
8. For applications with lengthy support documents, digital copies may be requested for the Commission.
9. Two (2) sets of mailing labels for property owners and registered voters within the boundaries of the proposal and one (1) set of mailing labels for property owners and registered voters within a 300ft radius, outside the proposal area (provide a map showing this area).

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APPLICATION FOR (Check all that apply):

- Sphere of Influence Amendment
- Annexation to: City of: _____ District: County Service Area No. 18 - Atlas Park
- Detachment from: City of: _____ District: _____
- Formation of a Special District: - Type of District: _____
- Other: _____

NAME OF PROPOSAL: Approval to Initiate the Annexation of Fairway 7 Estates to County Service Area No. 18

GENERAL DESCRIPTION OF PROPOSAL:

Approval to Initiate the Annexation of Fairway 7 Estates to County Service Area No. 18 - Atlas Park Subdivision, Oakdale and Establish Zones of Benefit

REASONS FOR PROPOSAL:

Fairway 7 Estates properties will receive the extended county services offered by County Service Area No. 18 - Atlas Park Subdivision, including administration, storm drain, parks and landscape maintenance services, and repair and maintenance of sidewalks, chain-link fence and masonry wall.

LOCATION AND ASSESSOR'S PARCEL NUMBERS (attach additional sheets if necessary):

Fairway 7 Estates (APN 064-016-004) is 8.44 acres located on the east side of Stearns Road just north of Highway 120/108 in the northeast area of the City of Oakdale.

APPLICANT:

Name: Stanislaus County Public Works

Address: 1716 Morgan Road, Modesto, CA 95358

Phone: 209-525-4190 Fax: 209-541-2505 E-Mail: LOCARNINIE@stancounty.com

Contact Person: Elena Locarnini Title: Accountant II

APPLICANT'S REPRESENTATIVE:

Name: David Leamon

Address: 1716 Morgan Road, Modesto, CA 95358

Phone: 209-525-4151 Fax: 209-541-2505 E-Mail: leamond@stancounty.com

Contact Person: Elena Locarnini Title: Accountant II

LAFCO Use Only:

Proposal Name: _____ LAFCO Application No. _____

Submittal Date: _____ Cert. of Filing Date: _____

LAFCO Filing Fee: \$ _____ Fees Paid? _____ Yes _____ No

SBOE Fee: \$ _____ Fees Paid? _____ Yes _____ No

100% Property Owners Consent? _____ Yes _____ No

Territory Uninhabited? _____ Yes _____ No

PROPERTY OWNER(S):

If multiple property owners, please provide the names, with address information, on a separate page.

Name: Tesoro Homes, Inc.
Address: P.O. Box 2120 Oakdale CA 95361
Phone: 209-649-4141 Fax: _____ E-Mail: rich@navigatordevelopment.net

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____

SUBJECT AGENCIES WITHIN PROPOSAL AREA THAT WILL GAIN OR LOSE TERRITORY:

If more than three subject agencies, please provide the names and information on a separate page.

Name: N/A
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

AFFECTED AGENCIES WITHIN PROPOSAL AREA: (Agencies that may have overlying boundaries or sphere of influence.) If more than two affected agencies, please provide the names and information, on a separate page.

Name: N/A
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Oakdale Joint Unified School District
Address: 168 South Third Ave., Oakdale, CA 95361
Phone: 209-848-4884 Fax: 209-847-0155 E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

INTERESTED AGENCIES: (Other agencies which provide facilities or services to proposal area.) If more than two interested agencies, please provide the name and information, on a separate page.

Name: N/A
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

PERSONS REQUESTING TO BE NOTIFIED:
If more than two names, please provide the names and information on a separate page.

Name: Richard DePonte
Address: P.O. Box 2120 Oakdale, CA 95361
Phone: 209-649-4141 Fax: _____ E-Mail: rich@navigatordevelopment.net
Contact Person: _____ Title: _____

Name: Rick Hanks
Address: PO Box 2120, Oakdale, CA 95361
Phone: (209) 495-0774 Fax: _____ E-Mail: rhanks@navigatordevelopment.net
Contact Person: _____ Title: _____

Please respond to all items in this questionnaire and indicate N/A when a question does not apply. Any additional information that is pertinent to the application filing should be included in the application at the time of submittal.

I. LANDOWNER CONSENT

Have all property owners involved with the proposal given their written consent?

- YES (If yes, please attach the original signed petitions, letters or applications)
- NO (If no, please attach the petitions, letters or applications with the original signatures of those consenting and provide the name, address and APN of those property owners not consenting.)

II. REGISTERED VOTER INFORMATION

A. Number of Registered Voters residing within the proposal: 0

(This information can be obtained from the Stanislaus County Elections Office along with the mailing address information – See Checklist Item #9.)

III. LAND USE

A. Area of Proposal (Gross Acres): 8.44

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	<i>Rural Residential</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<i>Residential - Low Density</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County
General Plan Designation	<i>Residential - Low Density</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County	<i>Residential - Low Density</i> <input type="checkbox"/> City <input checked="" type="checkbox"/> County
Use of Proposal Area	<i>Residential - Low Density</i>	<i>Residential - Low Density</i>

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	<i>Rural Residential</i>	<i>R-A</i>	<i>City</i>	<input checked="" type="checkbox"/> City <input type="checkbox"/> County
South	<i>General AG 40 Acr</i>	<i>AG</i>	<i>Agriculture</i>	<input type="checkbox"/> City <input type="checkbox"/> County
East	<i>Rural Residential</i>	<i>R-A</i>	<i>LDR</i>	<input type="checkbox"/> City <input type="checkbox"/> County
West	<i>City of Oakdale</i>	<i>Oakdale</i>	<i>City</i>	<input type="checkbox"/> City <input type="checkbox"/> County

D. Describe any public easements/oil well operations/cellular site leases, etc. that currently exist on the site:
 ???

E. Evidence of Approval -- Are there any land use entitlements involved in the project?

Yes No

If yes, please provide a copy of the documentation for this entitlement. Please check those documents, which may apply:

- Tentative Map and Conditions
- Subdivision Map or Parcel Map
- Specific Plan
- Prezoning
- General Plan Amendment
- Rezoning
- Other - (provide explanation):

VI. AGRICULTURE AND OPEN SPACE

- A. Is the current zoning classification for the site:

Agriculture?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Open Space?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

- B. Is the current general plan designation for the site:

Agriculture?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Open Space?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

- C. Is the site currently used for agriculture?:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- D. Number of Acres considered Prime Agricultural Land: Zero
 (as defined by the CA Dept. of Conservation as being prime, unique or of statewide importance, and defined by Government Code Section 51201(c) and 56064)

- E. Number of Acres considered Agricultural Lands: Zero
 (as defined by Gov. Code Section 56016)

- F. Is the site under Williamson Act Contract(s)?: Yes No
 If yes, please provide the following information (attach additional sheets if necessary):
 Contract Number(s): _____
 Date of Williamson Act contract execution: _____
 Has a non-renewal been filed for the contract? _____
 Date of Williamson Act contract expiration/cancellation: _____

- G. Number of Acres considered Open Space Lands: Zero
 (as defined by Gov. Code Section 56059)

- H. Does the site have an open space easement?:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- I. Is the site within or adjacent to an approved greenbelt?:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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 If yes, name/location: _____

VII. POPULATION AND HOUSING

- A. Population: Zero

- B. Number/Type of Dwelling Units within the proposed area:
 Existing: N/A
 Proposed: Total of 12 residential single family units

- C. Please explain the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the appropriate council of governments (Government Code Section 56668):
Housing Element of Stanislaus County General Plan

VIII. PUBLIC SERVICES

A. Services for the Proposal Area:

1. Is the reorganization requested for a proposed development? Yes No
2. Describe what services will be provided to subject property: (Please attach any "Intent to Serve" letters for water and/or sewer services). If sewer and/or water agency annexation is also part of the request, please expand upon the agency's ability to provide services in the Plan for Services document and attach any relevant studies/master plans.

Note: Evidence must also be included to demonstrate the timely availability of water supplies adequate for projected needs of the area (Government Code Section 56668).

(A)	(B)	(C)	(D)	(E)	(F)
Service	Current Service Provider	Level & Range of Service	To be Provided by this Proposal?	If YES to (D), Approx. Date Service Will Be Available	If YES to (D), Method to Finance
WATER	City of Oakdale	N/A	No		
SEWER	City of Oakdale	N/A	No		
POLICE	Oakdale Police Department	N/A	No		
FIRE	Oakdale Rural Fire	N/A	No		

B. Assessment and Indebtedness of Service Areas:

1. Does the City/District/County have current plans to establish any new assessment districts in order to pay for new or extended service(s) to the proposal area?
 Yes No
 If yes, please describe: _____
2. Will the subject territory assume any existing bonded indebtedness upon annexation to the City/District?:
 Yes No
 How will indebtedness be repaid? (e.g., property taxes, assessments, service fees):

3. Will the proposal area be subject to special assessments or fees?:
 Yes No
 Explain: Special Assessment

C. Sewer Information:

1. Is extension of sewer service part of this application? Yes No
2. Is a developed parcel requesting annexation due to failed septic system?
 Yes No
If yes, please include a copy of any letters from the Dept. of Environmental Resources or a private septic system company.
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public sewer service? Yes No
If yes, which agency? _____
4. Has the agency that will be providing service issued an "Intent to Serve" letter?
 Yes No (If yes, please attach letter to application.)

If no: Will the agency be prepared to furnish sewer service upon annexation?
 Yes No
5. Does the agency have the necessary contractual and design capacity to provide sewer service to the proposed area? Yes No
If no, please describe the agency's plan to increase capacity: Septic Tank

6. Indicate the method of financing improvements and on-going operations (e.g., general property tax, assessment district, landowner/developer fees, etc.):
N/A

7. What is the distance for connection to the agency's existing sewer system?:
N/A

D. Water Information:

1. Is extension of water part of this application? Yes No
2. Is a well or other on-site water system currently used on this property? Yes No
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public water service? Yes No
If yes, which agency? _____
4. Please list:
Wholesale Water Agency: _____
Retail Water Agency: City of Oakdale, water is installed
5. Has the agency that will be providing service issued an "Intent to Serve" letter?
 Yes No (If yes, please attached letter to application)

If no: Will the agency be prepared to furnish water service upon annexation?
 Yes No

6. Does the agency have the necessary contractual and design capacity to provide water service to the proposed area? Yes No

If no, please describe the agency's plan to increase capacity: N/A

7. Indicate the method of financing improvements and on-going operations (e.g. general property tax, assessment district, landowner/developer fees, etc.):

N/A

8. What is the distance for connection to the agency's existing water system?

N/A

E. Police Service

1. If annexation to a City, what are the existing police service levels provided within the City limits? N/A

2. What level of police services will be provided to the area upon full development?

N/A

Will the service levels be maintained? Yes No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: N/A

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? N/A

2. What level of fire protection services will be provided to the area upon full development?

N/A

Will the service levels be maintained? Yes No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: N/A

3. What are the "Insurance Services Office (ISO)" Class ratings of the affected agencies?
City N/A District N/A

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: Stanislaus County Planning and Community Development

B. The project:

- Is exempt pursuant to CEQA section _____ and a Notice of Exemption has been prepared by the lead agency (please attach).
- Will have no significant adverse environmental impacts and a Negative Declaration was prepared. (Please attach Notice of Determination.)
- Was found to be within the scope of a Master Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 21157.1. (Please attach Notice of Determination.)
- May have significant adverse environmental impacts and in accordance with Section 15070 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) has been certified by the lead agency. (Please attach Notice of Determination.)

List impact areas in the MND that propose mitigation measures to lessen the environmental impacts to less than significant: Air Quality, Drainage & Stormwater Management, and Parks

- Will have significant adverse environmental impacts and the lead agency has prepared an Environmental Impact Report (EIR). (Please attach.)

List impact areas that were found to be unmitigatable in the EIR: (Attach any Statement of Overriding Considerations, as applicable) N/A

Please note: Include with the above requested attachments the complete environmental documentation (e.g., Initial Study, NOD, NOE, EIR, etc.) and copies of receipts from any filing fees paid (including Fish & Wildlife fees).


X. SPHERE OF INFLUENCE APPLICATION

For those proposals requesting a Sphere of Influence Amendment, has a [Sphere of Influence Supplemental Application](#) has been included? Yes No

XI. CERTIFICATION

I certify, under penalty of perjury, under the laws of the State of California, that the information contained in this application is true and correct. I acknowledge and agree that the Stanislaus Local Agency Formation Commission is relying on the accuracy of the information provided and my representations in order to process this application proposal.

Print Name: David A. Leamon Title: Public Works Director

Signature:  Date: 1/30/19

- City or District Applicant
- Property Owner Applicant
- Applicant's Representative/Agent (Proof of authority must be provided)